



CITY OF HOUSTON
Department of Public Works and Engineering

R06-18-A-018

Sylvester Turner

Mayor

Carol Ellinger Haddock, P.E.
Acting Director
P.O. Box 1562
Houston, Texas 77251-1562

832-395-2500
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November 14, 2017

Ms. Mary Kemp
US EPA Region 6
1445 Ross Avenue
Suite 1200 (6SF-VB)
Dallas, TX 75202-2733

Re: City of Houston, Texas FY18 Application for EPA Brownfields Community-Wide Petroleum and Hazardous Substance Assessment Grants

Dear Ms. Kemp,

On behalf of the City of Houston, I am pleased to submit the enclosed proposal to the U.S. Environmental Protection Agency for a combined \$300,000 petroleum/hazardous substances Brownfields Assessment grant for the redevelopment of Houston's Fifth Ward. The City of Houston is seeking EPA funding to conduct Phase I and Phase II Environmental Site Assessments and cleanup planning, in addition to community outreach and involvement in, not only the Fifth Ward target community, but city-wide.

The Fifth Ward has become a focus of revitalization efforts because of its historical and cultural significance to our City. Focusing brownfields redevelopment efforts in this area is anticipated to improve the quality of life for these residents by remediating environmental contamination and degradation. In addition, the revitalization of this community is also anticipated to increase employment opportunities for an area in which 13 percent of the population is unemployed and nearly 40 percent of the population live at or below the poverty line, while also bringing other goals and priorities of the community to fruition. While redevelopment is currently underway, additional assistance is needed to further the revitalization of this community that has been plagued by environmental justice issues for decades.

The City of Houston is providing the following information in association with the enclosed application:

a. Applicant Identification:

City of Houston, Public Works and Engineering Department
(DUNS: 0242404390000)
Building and Development Services Division
Brownfields Redevelopment Program
1002 Washington
Houston, Texas 77002

Telephone: (832) 394-9005

Fax: (832) 394-8975

b. Funding Requested:

- i. Grant Type:** Assessment
- ii. Assessment Grant Type:** Community-Wide
- iii. Federal Funds Requested:** \$300,000 – the City of Houston is not requesting a waiver for site specific proposal
- iv. Contamination:** \$200,000 – Hazardous Substances Assessments
\$100,000 – Petroleum Assessments

c. Location

City of Houston, Harris County, Texas

d. Site Address

N/A – this is not a site-specific proposal

e. Contacts

i. Project Director:

Ms. Jennifer M. Clancey
Brownfields Redevelopment Program Manager
1002 Washington, Office 339
Houston, Texas 77002
Email: Jennifer.Clancey@houstontx.gov
Telephone: (832) 394-9005

ii. Chief Executive:

Mr. Sylvester Turner
Mayor, City of Houston
City Hall – 901 Bagby Street, 3rd Floor
Houston, Texas 77002
Email: mayor@houstontx.gov
Telephone: (713) 837-0311

f. Population

2,217,706; City of Houston is not located within a county experiencing persistent poverty

**g. Regional Priorities Form/
Other Factors Checklist:**

Attached

**h. Letter from the State
Environmental Authority :**

Attached

Thank you for your consideration.

Sincerely,



Jennifer M. Clancey
Brownfields Redevelopment Program Manager

Attachments: Regional Priorities Form/Other Factors Checklist
 Letter from the State Environmental Authority

Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Houston, Texas

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection.

Regional Priority Title(s):

- Improving Air Quality

Page Number(s): 4, 5, 7, 12, 13

Assessment Other Factors Checklist

Other Factor	X	Page #
<i>None of the Other Factors are applicable</i>		
Community population is 10,000 or less		
The jurisdiction is located within, or includes, a county experiencing “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.		
Applicant is, or will assist, a federally recognized Indian tribe or United States territory		
Target brownfield sites are impacted by mine-scarred land.		
Project is primarily focusing on Phase II assessments		
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	X	10, Appendix A
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant		

Bryan W. Shaw, Ph.D., P.E., *Chairman*
Toby Baker, *Commissioner*
Jon Niermann, *Commissioner*
Richard A. Hyde, P.E., *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

November 6, 2017

Ms. Jennifer M. Clancey, Program Manager
City of Houston Department of Public Works & Engineering
P.O. Box 131927
Houston, Texas 77219-1927

Re: City of Houston's Proposal for a U.S. Environmental Protection Agency FY18 Brownfields Assessment Grant

Dear Ms. Clancey:

The Texas Commission on Environmental Quality (TCEQ) is pleased to offer this letter of support for the City of Houston's (Houston) proposal for the U.S. EPA for a FY18 Brownfields Assessment Grant. The TCEQ believes that the grant will significantly benefit Houston by enhancing the local economy, increasing the tax base and improving the environment.

The targeted community for this Assessment Grant proposal for the City of Houston's Brownfields Redevelopment Program (BRP) is the Greater Fifth Ward (Fifth Ward), with the emphasis of this project on an endeavor that is referred to as the Lyons Avenue Renaissance. Lyons Avenue is one of the main streets through Fifth Ward and, at one time, was the bustling heart of this once segregated community. The revitalization of Lyons Avenue, along with the equitable redevelopment of the entire Fifth Ward community, will further the priorities of the community that have been outlined in their community revitalization plans. These priorities include attracting employers to the community; providing access to affordable housing; creating community connectivity through equitable access to parks and recreation trails and pedestrian-friendly street and traffic patterns; providing increased access to fresh, healthy food options; and decreasing crime and blight, while preserving neighborhood character.

TCEQ is pleased to continue the work of assessing and remediating contaminated properties in the City of Houston and will continue to work closely with BRP staff. The TCEQ and BRP staff already have an exceptional working relationship and regularly work together on Voluntarily Cleanup, Corrective Action, and Municipal Setting Designation projects. The two programs will continue to develop their relationship by seeking innovative ways to collaborate on projects. The TCEQ looks forward to working with Houston on its Brownfields initiative and supports the grant proposal. You may contact me at 512-239-2252 or Kristian.livingston@tceq.texas.gov if you have any questions or if you would like additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sharon Burr", with a small blue mark to the left.

Kristy Mauricio Livingston, Brownfields Program Manager
Remediation Division

KL/cw

cc: Ms. Amber Howard, EPA Region 6, Brownfields Section, howard.amber@epa.gov
Ms. Denise Williams, EPA Region 6, Brownfields Section, williams.denise@epa.gov

P.O. Box 13087 • Austin, Texas 78711-3087 • 512-239-1000 • tceq.texas.gov

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City of Houston – Proposal for EPA Brownfields Community-Wide Assessment Grants

1. Community Need

a. Target Area and Brownfields

i. Community and Target Area Descriptions: The City of Houston, located near the Gulf Coast in southeastern Texas, is the largest city in the state and the fourth largest city in the United States. Houston is the seat of Harris County, which is the third most populous county in the country with a population of nearly 5 million people. The City of Houston, which was founded in 1836, built its early economy by shipping cotton, lumber, and other manufactured goods that were produced on nearby plantations or made domestically by enslaved African Americans. When the Civil War ended, African Americans flocked to Houston seeking new opportunities, although a great deal of these opportunities became increasingly limited following the passage of the Jim Crow laws and the full enforcement of legal segregation in the State of Texas. The effects of legal segregation were felt throughout the City of Houston and impacted every aspect of the lives of African-Americans, ranging from not only where and what type of employment could be obtained, but also restricting where residents could live. The resulting hardships in these segregated communities were largely due to lack of resources, including employment, education, and healthcare. Yet despite these hardships, the residents of one such community celebrated their history and culture while endeavoring to change the policies and practices that dominated their lives.

The targeted community for this Assessment Grant proposal for the City of Houston's Brownfields Redevelopment Program (BRP) is the Greater Fifth Ward (Fifth Ward). The historic Fifth Ward is situated on the north bank of Buffalo Bayou and is approximately five square miles in size. It begins near the northeastern edge of Downtown, with the western boundary along Hardy Street, extending east to Wayside Drive and north to Interstate 610, and is bisected by U.S. Highway 59 (Hwy 59) and Interstate 10 (I-10). This area has become a focus of revitalization efforts largely due to community-driven efforts and because of its historical and cultural significance to the City. Following their emancipation at the end of the American Civil War, freed slaves began settling in this area. By the 1930s, it was a thriving, although segregated, African-American community, with several African-American-owned businesses lining the Lyons Avenue corridor, which was considered the pride and front door to the Fifth Ward. With a robust business community by day and booming theatres and music venues by night, Lyons Avenue became known as the "Broadway of the South". Following desegregation, many Fifth Ward residents, now free to live where they choose, left the area and moved elsewhere, leaving behind boarded up homes, businesses and industries. The community has been experiencing great economic and environmental decline ever since, leaving the extremely low income and largely minority population that reside in the Fifth Ward to shoulder the burden of the devastated economy, the deplorable environmental conditions created by brownfields that were once booming industries, and the extreme poverty that has taken over and crippled the community in recent decades. These already extremely dire circumstances have only been exacerbated following the recent devastation to the area caused by catastrophic flooding associated with Hurricane Harvey. However, the strength and resiliency of these community members is shaping a vision for the future of the Fifth Ward that looks towards a time when the blocks and buildings will once again be filled with people and businesses, reestablishing the Fifth Ward as a vital place to live, work, and visit within the City of Houston.

ii. Demographic Information & Indicators of Need: Table 1 provides demographic, health, and economic information for the Fifth Ward target area in comparison to the City of Houston, the State of Texas, and the United States. The table illustrates that the target area has significantly higher percentages of minority and sensitive populations (including children and elderly), negative health

attributes, unemployment, and poverty rates when compared to the City, State, and National averages. In addition, the per capita income in this area is more than half that of the City, State, and National averages. As these numbers suggest, the community need here is multilayered and very substantial.

Table 1: Comparative Population, Sensitive Populations & Health Attributes, & Income Demographics

	Fifth Ward	City of Houston	State of Texas	United States
Comparative Population¹:				
Population	48,490	2,217,706	26,538,614	316,515,021
Percent Minority	96.8%	74.5%	55.2%	37.7%
African American	38.8%	22.7%	11.6%	12.3%
Asian	0.4%	6.4%	4.2%	5.1%
Hispanic	56.9%	43.9%	38.4%	17.1%
White	3.2%	25.5%	44.8%	62.3%
Other	0.7%	1.5%	1.0%	3.2%
Percentages of Sensitive Populations and Health Attributes:				
Children (0-14) ¹	24.1%	21.5%	22.3%	19.3%
Elderly (65+) ¹	11.6%	9.6%	11.2%	14.1%
Obese Adults ^{2,3}	37%	30%	32.4%	36.5%
Children at Unhealthy Weight ^{2,3}	57%	34%	19%	17%
Asthma Diagnosis ⁶	9%	5.3%	7.3%	7.6%
Cardiovascular Disease Diagnosis ^{3,5}	11%	7%	9%	11.7%
Diabetes Diagnosis ³	20%	11%	10.9%	9.3%
High Blood Pressure Diagnosis ³	35%	30%	29.5%	29%
Income Demographics¹:				
Unemployment	12.9%	8.1%	7.0%	8.3%
Poverty Rate	38.7%	22.5%	17.3%	15.6%
Per Capita Income	\$13,292	\$28,503	\$26,999	\$28,930
¹ Data is from the 2015 U.S. Census Bureau, American Community Survey 5-year estimates, available at www.census.gov ² Data is from The State of Obesity in Texas, available at http://stateofobesity.org/states/tx/ ³ Data is from the University of Texas Health Science Center at Houston Health of Houston Survey 2010, available at https://sph.uth.edu/research/centers/ihp/health-of-houston-survey-2010/ ⁴ Data is from the National Cancer Institute Surveillance, Epidemiology, & End Results Program, available at https://seer.cancer.gov/statfacts/html/all.html ⁵ Data is from Center for Disease Control & Prevention National Center for Health Statistics, available at https://www.cdc.gov/nchs/fastats/heart-disease.htm ⁶ Data is from National Center for Health Statistics, available at https://www.cdc.gov/nchs/fastats/asthma.htm				

iii. Description of Brownfields: There are many unique, eclectic areas within the City of Houston that have contributed to the success of the city. These unique areas have been able to develop over time largely due to the lack of zoning within the city; however, this lack of zoning is also a contributing factor to the accumulation of brownfields within the Fifth Ward target area. The historically commercial/industrial nature of this community, combined with the dense residential population and the lack of zoning has created an incompatible situation in which commercial/industrial properties are located in very close proximity to residential homes and, in some cases, directly next door. Environmental Protection Agency (EPA) and Texas Commission on Environmental Quality (TCEQ) databases identify hundreds of sites with environmental impacts ranging from metal plating facilities to municipal solid waste processing facilities to leaking petroleum storage tank sites to superfund sites in the target area. These facilities and associated contaminants are not concentrated in one area; rather they are interspersed between approximately 48,500 residents, of which nearly 97% are minorities and 35% are children and elderly. The abundance of brownfields in the Fifth Ward, including the approximately 2,500 Hurricane Harvey flood-damaged properties¹ is a significant road block to its redevelopment. Most of the brownfield sites are former industrial and manufacturing facilities with known or suspected contamination, including total petroleum hydrocarbons (TPH), metals (including lead, arsenic, chromium, and mercury), polychlorinated biphenyls (PCBs),

¹ *Harvey By The Numbers*, <https://houstonrecovers.org/numbers/>

pesticides, volatile and semi-volatile organic compounds (VOCs/SVOCs), and chlorinated VOCs. The known and perceived environmental risk and associated cost of cleanup, along with the economic liability associated with contaminated properties, has deterred development for decades. Through community engagement and area-wide assessment efforts discussed in later sections, BRP and its community partners have identified numerous sites in need of Assessment Grant funding, but has prioritized two of these sites. The priority sites discussed below were strategically selected based on their ability to catalyze redevelopment efforts that satisfy community need and redevelopment goals, including employment, housing, connectivity and transit-oriented development, education, increased safety, and access to healthy food choices.

The former St. Elizabeth's Hospital, located at 4514 Lyons Avenue, was the first African-American hospital in the City of Houston. During a time of legal racial segregation, this facility not only provided health care and services to those denied the same at all other medical facilities in the city, but was also a great source of pride for the residents of the Fifth Ward and served as an anchor for the community. Although planning is already underway to redevelop this historical icon to provide affordable housing options and other components that are critical for the community, including workforce development and a health and wellness center, Phase II environmental site assessment (ESA) and cleanup planning are still needed. Due to the age and former use of the building, which was built in 1947, asbestos, lead-based paint, mercury, and PCBs, along with VOCs and SVOCs, are potential contaminants of concern on the property. According to the Agency for Toxic Substance & Disease Registry (ATSDR), potential health effects of these contaminants include neurological and hematological problems, immunological damage, and cancers including mesothelioma. In addition to these potential health effects, the site is currently vacant and used by vagrants for shelter, which is believed to be contributing to crime in the community. Despite its current state of blight and disrepair, the impact of the hospital is woven into the fabric of the community, as many residents still remember the hospital and take great pride in it. The rebirth of St. Elizabeth's will have significant impact on preserving the identity and cultural heritage of the community, as well as catalyzing other redevelopment along Lyons Avenue associated with the Lyons Avenue Renaissance, discussed further in Section 2.a.1, and throughout the community.

The former Kellogg, Brown, and Root (KBR) facility, located on 150-acres at 4100 Clinton Drive, on the north bank of the Buffalo Bayou, was historically used for many purposes, including asphalt mixing, military tank manufacturing and maintenance, vehicle maintenance, fleet refueling, pipe fabrication, and a landfill. These former uses indicate total petroleum hydrocarbons (TPHs); benzene, toluene, ethylbenzene, and xylene (BTEX); methyl tertiary butyl ether (MTBE); and VOCs and SVOCs are potential contaminants of concern on the property. According to ATSDR, potential health effects of these contaminants include neurological and hematological problems, immunological damage, respiratory problems, liver and kidney damage, nerve damage, and cancer. This property is in need of an updated Phase I ESA, a Phase II ESA, and cleanup planning, and is currently being considered for what is being referred to as the East River, a major mixed-use development project and possible future location of a grocery store chain. Successful redevelopment of this site and completion of this project would not only eliminate the community health risks discussed above, but it would also bring additional fresh food choices and employment opportunities to the Fifth Ward, a known food desert, as well as providing economic stimulus to the local economy.

b. Welfare, Environmental, & Public Health Impacts

i. Welfare Impacts: The welfare of the residents of the Fifth Ward has been radically impacted by the decline of the area over the past decades. Many of the industries that once provided opportunities, hope, and financial security for the area have relocated, leaving behind a community that has been

devastated by the impacts of the loss of these employment opportunities and the stresses associated with unemployment, financial insecurity, and community instability, which include, in part, elevated crime, lack of employment opportunities, and housing concerns. In addition, the industrial footprint that remains, as well as damage associated with Hurricane Harvey, contributes to increased blight, health and safety concerns, and illegal dumping. According to the Houston Police Department², there are approximately three reported felony crimes per day, or 90 per month in this police beat, ranging from murder, theft, aggravated assault, burglary, and robbery. The University of Texas Health Science Center at Houston *Health of Houston Survey 2010* revealed that 42% of the residents of the target area consider violence and crime to be a problem in the community, when only 26% of the City shares this concern in other areas. This study also revealed that nearly half of the residents in the target area consider illegal dumping to be of concern, whereas only 17% of the City shares the same concern. In addition, the study indicates that nearly 50% of the population in this community do not own their own home, whereas only 36% of the total City population fall into this category. As illustrated in Table 1, this is a community in which nearly 40% of residents are living at or below the poverty rate, which is greater than two times that of the national average. Table 1 also indicates that approximately 13% of residents in the Fifth Ward are unemployed, which is nearly double that of city, state, and national averages. The remnants of industrial facilities create a patchwork of brownfields throughout the Fifth Ward, lending to accessibility issues in the community. This lack of community interconnectedness is exacerbated by the two major freeways, I-10 and Hwy 59, that bisect the community west to east and north to south, as well as an insufficient amount of walking and biking pathways. Combined with the lack of fresh, healthy food options due to the absence of a grocery store in the area, the residents of this community, which include a higher than average percentage of sensitive populations and are almost entirely minorities, are experiencing higher percentages of cardiovascular disease diagnoses, diabetes diagnoses, and high blood pressure diagnoses when compared to city, state, and national averages, as seen and sourced in Table 1. These factors are also likely contributing to a community in which the percentage of obese adults is higher than the city, state, and national average diagnoses and the percentage of overweight children is over three times that of the national average. In an area that has such concerns, redevelopment and community revitalization will have tremendous impacts on the welfare of all residents, and will especially benefit the sensitive populations.

ii. Cumulative Environmental Issues: Numerous commercial/industrial facilities have been located in the Fifth Ward for decades and have made this area both historically significant and a vital part of the local and world economy. However, these facilities may also be contributing to health and environmental justice issues in this community that includes a higher than average percentage of sensitive populations and are almost entirely minorities. Houston has been classified as a severe nonattainment area, considered to have air quality worse than the National Ambient Air Quality Standards, for ozone for many years. Additionally, the EPA Environmental Justice and Mapping Tool identifies the Fifth Ward in the 73rd percentile or higher for all of the Environmental Justice Indexes when compared to state, regional, and national percentiles, including diesel particulate matter, fine particulate matter (PM 2.5), respiratory hazard index, and others associated with overall air quality, all of which can contribute to impaired respiratory function and other health issues. In addition to the priority sites and the associated impacts of other brownfields in the community previously mentioned, including the nearly 2,500 Hurricane Harvey flood-damaged properties, EPA and TCEQ databases reveal two National Priorities List site, 82 Resource Conservation and Recovery Act sites, three municipal solid waste processing facilities, 125 leaking petroleum storage tank sites, 25 Voluntary Cleanup Program sites, and 28 Corrective Action sites, to name a few, in the target area.

² *Houston Police Department Crime Statistics* <http://www.houstontx.gov/police/cs/beatpages/cs7c10.htm>

These types of facilities may be responsible for air, water, and soil contaminants such as lead and other metals, VOCs and SVOCs, and TPH, and may contribute to neurological, hematological, immunological, cardiovascular, and developmental health impacts, which given the higher percentages of sensitive populations, further demonstrates the need for additional investigations and assessments in this area.

iii. Cumulative Public Health Impacts: The City's Health Department includes the Fifth Ward in an area of the city suffering from the highest toxic air emissions and respiratory health risks, including asthma, due to its proximity to many emission sources and the two major highways that bisect the community. The impact of this can be seen in Table 1, which identifies the Fifth Ward as having a higher percentage of asthma diagnoses compared to city, state, and national rates. Exacerbating these existing public health impacts are the approximately 7 million pounds of pollutants that the City's Health Department says have been released into the air in Houston following damage to industries and refineries associated with Hurricane Harvey. Additionally, the lack of both community interconnectedness and access to fresh, healthy food choices may be contributing to the increased percentages of obese adults and children, as well as increased diagnoses of cardiovascular disease, diabetes, and high blood pressure in the area when compared to city, state, and national averages, as seen in Table 1 and discussed above. With the proportionately higher percentages of sensitive populations, as well as low income and minority populations in the Fifth Ward, it is evident that the residents of this community have been bearing the burden of Houston's bustling industry, while not receiving the economic benefits that would typically accompany it. By addressing contamination issues at both hazardous substance and petroleum contaminated sites through assessment and cleanup, as well as partnering with the City's Health Department to address air quality concerns, it is expected that Fifth Ward residents will experience improved health benefits by having reduced exposure to harmful contaminants, as well as increased community connectedness and access to healthy food choices. The assessment, cleanup, and subsequent redevelopment of the priority sites previously identified will aid in limiting inhalation, ingestion, and contact exposures, thus decreasing the potential risk of neurological and hematological problems, immunological damage, respiratory problems, liver and kidney damage, nerve damage, and cancer associated with suspected contaminants of concern.

c. Financial Need

i. Economic Conditions: The City of Houston has faced budget shortfalls ranging from a few million to tens of millions of dollars over the past several years. The impacts within City organizations have been immense and have included employee layoffs and closing of city parks and community centers. Departmental and programmatic budgets have been drastically reduced to stretch already tight budgets even further. This already critical financial situation has only been exacerbated by the unprecedented damage the City experienced as a result of the devastation associated with Hurricane Harvey in August and September of 2017, which the Greater Houston Partnership and Moody's Analytics estimate will cost the City \$50 billion in property damage and lost economic activity. The BRP has been no exception and the \$100,000 of city funds previously allocated to the program are at risk of being redirected to city recovery efforts resulting from Hurricane Harvey. As such, the BRP has no guaranteed funding aside from the current FY14 Petroleum and Hazardous Substance Assessment grants. Coupled with the economic hardships of the City and the BRP, the Oil and Gas Industry, which is the largest contributor to Houston's economy, began to experience an epic economic downturn in December 2014 caused by the rapidly decreasing price of oil. As reported by the Institute for Regional Forecasting at the University of Houston, this has resulted in the loss of nearly 100,000 jobs in the Houston area across many sectors, with approximately 70,000 of those losses in industrial-type jobs related to oil and gas production. These losses have been devastating to

areas like the Fifth Ward, which has an unemployment rate of nearly 13%, higher than the local, state, and national averages, as well as a population in which 38.7% live at or below the poverty limit, roughly three times that of the national average. The loss of City resources and employment opportunities, along with recovery efforts from four major flood events since May 2015, has created an even more tremendous need for brownfields assistance. There is an urgent need for BRP Assessment Grant funding to catalyze redevelopment efforts that will in turn revitalize the Fifth Ward through job creation, private investment, and growth in the tax base.

ii. Economic Effects of Brownfields: The brownfields sites in the Fifth Ward at one time provided employment opportunities for the community. In addition to their continued environmental degradation, several of these properties have been abandoned and are now tax delinquent, leading to a significantly decreased tax base for the community and City. The loss of this tax base hinders the City's ability to reinvest in the area and contributes to the ongoing issue of unemployment that plagues the Fifth Ward, which has an unemployment rate that is higher than the local, state, and national averages as illustrated in Table 1. Lack of employment or, as is more often the case, underemployment can contribute to issues other than increased financial burden. In an area where more than one third of the population is living below the poverty limit, the loss of an area employer can have catastrophic financial impacts. Unemployed and underemployed individuals are also typically lacking health insurance or other means of health care. Table 1 illustrates that the Fifth Ward has a higher percentage of sensitive populations when compared to city, state, and national averages. Because sensitive populations make up approximately 35% of the population in this area, lack of adequate health care can not only have dire repercussions on overall health and wellbeing, it can greatly exacerbate already critical financial situations due to out-of-pocket health care costs. This is yet another reason why revitalization and economic development in the Fifth Ward area is of the utmost importance.

2. Project Description and Feasibility of Success

a. Project Description, Redevelopment Strategy, and Timing, & Implementation

i. Project Description & Alignment with Revitalization Plans: The targeted community for this Assessment Grant proposal is the Fifth Ward, with the emphasis of the project on an endeavor known as the Lyons Avenue Renaissance. Lyons Avenue is one of the main streets through Fifth Ward and, at one time, was the bustling heart of this once segregated community. The revitalization of Lyons Avenue, along with the equitable and sustainable redevelopment of the entire Fifth Ward, will further the priorities of the community that have been outlined in their revitalization plans. These priorities include attracting employers to the community; providing access to affordable housing; creating community connectivity through equitable access to parks and recreation trails and pedestrian-friendly street and traffic patterns; providing increased access to fresh, healthy food options; and decreasing crime and blight, while preserving neighborhood character.

The Lyons Avenue corridor brownfields inventory identifies over 550 vacant residential lots and over 125 physically distressed and tax delinquent properties within and immediately surrounding the Lyons Avenue corridor. The recently renovated DeLuxe Theatre, which was one of the few venues open to African Americans during segregation, is located on Lyons Avenue and is considered a historic cornerstone of the Fifth Ward. With its renovation and re-opening in 2015, the DeLuxe Theatre, which now serves as a fine arts and community events venue, marked a significant achievement in the Lyons Avenue Renaissance; however, this reopening alone is not enough to restore the Fifth Ward and bring redevelopment to the vacant, abandoned, and distressed properties in the Lyons Avenue corridor. The redevelopment of St. Elizabeth's Hospital, one of the priority sites previously discussed, will further catalyze the revitalization of Lyons Avenue, as well as provide

affordable housing options and other components that are critical for the community, including workforce development and a health and wellness center.

The revitalization of Lyons Avenue and the proposed redevelopment of the KBR priority site mentioned previously will also increase employment opportunities for this high-need area in which 13% of the population is unemployed and nearly 40% live at or near the poverty level. Creating the East River development, a large mixed-use development and a grocery store proposed for the KBR site, will also help reverse decades of environmental justice issues and the increased crime that stems from the plethora of abandoned and blighted brownfields properties intermingled throughout the entire Fifth Ward area. The BRP will continue to leverage its relationships with other City departments to create additional trails, walkways, and bikeways to connect areas of the community that are not as easily accessible due to the two major highways bisecting the Fifth Ward and to address air quality issues that arise from these and other regional causes. The BRP and the Fifth Ward Community Redevelopment Corporation (FWCRC), along with other community partners, are committed to their relationship and will continue to focus on the equitable redevelopment of the Fifth Ward by strategizing ways of using the area-wide brownfield inventory and other resources to fulfill the goals of the community, which include attracting employers; providing access to affordable housing; creating community connectivity through equitable access to parks and recreation trails and pedestrian-friendly street and traffic patterns; providing increased access to fresh, healthy food options; and decreasing crime and blight, while preserving neighborhood character. Through these partnerships and the strength and resiliency of the community, the future of the Fifth Ward and the vision of the community will come to fruition and the blocks and buildings will once again be filled with people, reestablishing the Fifth Ward as a vital place to live, work, and visit.

ii. Redevelopment Strategy:

As discussed previously, the projected redevelopment of the priority sites that will be assessed under this grant include affordable housing options, workforce development, and a health and wellness center at the former St. Elizabeth's Hospital and a mixed-use development project that includes a grocery store and retail space at the former KBR site. By focusing on the redevelopment of previously developed properties and placing an emphasis on sustainable development practices, existing infrastructure such as water and sewer lines, roads, and drainage, is able to be reused and relied upon, which not only preserves the very precious, limited greenspace within the Fifth Ward, but also offers an attractive incentive to developers and investors by reducing project costs and delayed redevelopment timelines associated with the creation of new infrastructure.

iii. Timing & Implementation: To ensure the BRP is prepared to implement these grants as soon as possible upon receipt of the Cooperative Agreements, the competitive contractor selection process and contract development will begin upon verbal notification of award. This process begins with a two-week public notice period for Request for Qualifications (RFQs) for contractor selection and is published in both the Houston Business Journal, as is standard City practice, and on the BRP webpage. Four weeks following the closure of the public notice period, Statements of Qualifications (SOQs) are submitted to the City Secretary's Office. Following receipt of SOQs, a committee made up of staff from the BRP, Public Works and Engineering, and the General Services Department will score all SOQs using predetermined guidelines and scoring criteria to select the contractor(s) that best meet the guidelines put forth in the RFQ. Within three weeks of scoring of SOQs, all contractors will be notified of the selection process outcome. Following contractor selection, the Legal Department will prepare contracts and the office of the Director of Public Works and Engineering will review the contracts prior to the necessary City Council vote. Beginning this process as soon as verbal notification of award has been received will ensure the contracts are ready for approval by City

Council as close to receipt of Cooperative Agreements as is possible. Although additional funds are necessary to complete the Fifth Ward brownfields inventory, existing sites have been selected and prioritized based on revitalization priorities of the community that have been outlined in the previously mentioned *Fabulous Fifth – Revitalization Strategy for the Fifth Ward* and the *Greater Fifth Ward Framework Plan: 2015-2035*. Additionally, a key component of the inventory is a ranking criteria that is based on environmental risks and is determined using publically available information such as EDR Radius Map Reports which search environmental records for specific properties and the surrounding areas for due diligence purposes, as well as EPA and TCEQ databases. This ranking criteria assigns each property a score of 1 through 4, with 1 being the lowest risk and 4 being the highest risk and is used as another means of selecting and prioritizing assessment sites. Both of these prioritization and selection methods ensure sites will be available for assessment as soon as funding is received. As site assessments and projects are initiated, the BRP will secure site access from the property owner or representative using the BRP Site Authorization Form. In the event that site access cannot be gained, for instance if a site is abandoned and a property owner cannot be identified, a Health, Safety, and Welfare Right of Entry will be obtained. This method is routinely used by both the Health Department and the Department of Neighborhoods when investigating complaints on private property and it has been adopted and successfully used by the BRP to assess sites that have no known owner.

b. Task Descriptions and Budget Tables

i. Task Descriptions

Task 1 – Site Assessments: Phase I and Phase II Environmental Site Assessments (ESAs) will be conducted in accordance with the appropriate ASTM standards and the All Appropriate Inquiries (AAI) rule by a qualified professional environmental consultant who is awarded a contract based on the City of Houston’s competitive selection process discussed in the previous section. Based on past assessment work, the BRP anticipates the average cost of a Phase I to be \$4,500 and the average cost of a Phase II to be \$27,500. Phase Is in Houston range from \$3,000 to \$6,000 and Phase IIs range from \$15,000 to \$40,000 or more depending on contractor, site size, and complexity of the site and its history. With the proposed budget, the BRP plans to conduct 8 hazardous substance Phase I ESAs and 4 hazardous substance Phase II ESAs for an estimated total cost of \$146,000 and 3 petroleum Phase I ESAs and 2 petroleum Phase II ESAs for an estimated total cost of \$68,500.

Task 2 – Cleanup Planning: The BRP will conduct cleanup planning for brownfields where redevelopment is imminent. This may include preparation of Affected Property Assessment Reports (APAR), assessment of brownfields cleanup and redevelopment alternatives, and evaluation of institutional and engineering controls. The BRP estimates the cost of each plan to be \$8,000 and plans to complete 3 hazardous substance plans for an estimated cost of \$24,000 and 2 petroleum cleanup plans for an estimated cost of \$16,000.

Task 3 – Community Outreach: The budget includes \$17,800 from the hazardous substance grant and \$11,000 from the petroleum grant for community outreach. These costs include \$300 from hazardous substance for supplies to coordinate and conduct community involvement and outreach meetings, as well as \$500 from hazardous substance and \$500 from petroleum grant which may be utilized to host a Brownfields Workshop in conjunction with EPA Region 6, TCEQ, TX RRC, and KSU TAB to educate community members and other stakeholders about brownfields or for any additional costs that may arise, such as development and printing of materials necessary to disseminate information to the community. In addition, \$17,000 from hazardous substance and \$10,500 from petroleum has been included for contractual costs associated with professional consultant assistance with community outreach planning and implementation.

Task 4 – Brownfields Site Inventory & Area-Wide Planning: Approximately 2% of each grant, or \$4,000 from hazardous substance and \$2,000 from petroleum, will be utilized for brownfields site inventory and area-wide planning activities. Area-wide planning activities will be conducted with the assistance of professional consultants, as well as community groups and other project partners and will include revitalization and redevelopment priorities of the community, adding brownfield sites to the BRP inventory, and developing strategies to facilitate the cleanup and reuse of sites.

Task 5 – Programmatic Costs: Approximately \$8,200 of the hazardous substance grant and \$2,500 of the petroleum grant will be utilized for programmatic costs, which will include travel for EPA-approved Brownfield conferences and trainings by the City’s Brownfield Program staff, as well as other miscellaneous non-budgeted items that may arise during the lifetime of the grants.

ii. Budget Tables

Table 4: Proposed Hazardous Substance Assessment Grant Budget

Budget Categories	Project Tasks					Total
	Task 1 Site Assessments	Task 2 Cleanup Planning	Task 3 Community Outreach	Task 4 Site Inventory/ Areawide Planning	Task 5 Programmatic Costs	
Personnel	\$0	\$0	\$0	\$0	\$0	\$0
Fringe Benefits	\$0	\$0	\$0	\$0	\$0	\$0
Travel	\$0	\$0	\$0	\$0	\$7,000.00	\$7,000.00
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$300.00	\$0	\$0	\$300.00
Contractual	\$146,000.00	\$24,000	\$17,000.00	\$4,000.00	\$0	\$191,000.00
Other	\$0	\$0	\$500	\$0	\$1,200	\$1,700
Subtotal	\$146,000.00	\$24,000	\$17,800.00	\$4,000.00	\$8,200.00	\$200,000.00

Table 5: Proposed Petroleum Assessment Grant Budget

Budget Categories	Project Tasks					Total
	Task 1 Site Assessments	Task 2 Cleanup Planning	Task 3 Community Outreach	Task 4 Site Inventory/ Areawide Planning	Task 5 Programmatic Costs	
Personnel	\$0	\$0	\$0	\$0	\$0	\$0
Fringe Benefits	\$0	\$0	\$0	\$0	\$0	\$0
Travel	\$0	\$0	\$0	\$0	\$2,000.00	\$2,000.00
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0	\$0
Contractual	\$68,500.00	\$16,000	\$10,500.00	\$2,000.00	\$0	\$97,000.00
Other	\$0	\$0	\$500.00	\$0	\$500.00	\$1,000.00
Subtotal	\$68,500.00	\$16,000	\$11,000.00	\$2,000.00	\$2,500.00	\$100,000.00

c. Ability to Leverage

The BRP is confident that revitalization efforts by community organizations and collaborative partnerships are well positioned to leverage additional federal, state, and local funding, as well as attract private investment, to ensure project success. Table 6 illustrates examples of committed leveraging opportunities, totaling approximately \$26.7 million.

Table 6: Leveraged Funds

Entity	Dollar Amount	Description
Assessment/Planning		
City of Houston	\$170,000 over lifetime of grant	The BRP provides in-kind programmatic costs for staff resources and conducting meetings and other community outreach activities
	50% of infrastructure costs	The Developer Participation Contract provides developers a 50% reimbursement of required infrastructure costs.
	\$15,000	Lyons Avenue Corridor Brownfields Inventory
US EPA	TBD	Targeted Brownfields Assessment funds to assist with Hurricane Harvey recovery
Redevelopment		
U.S. HUD	\$2 million	Rehabilitation of low-income, senior housing facility, Pleasant Hill Village
Tax Increment Reinvestment Zone (TIRZ) 18	\$2.65 million	Improvements and services to support revitalization of the Fifth Ward, including: <ul style="list-style-type: none">• Conversion of vacant and deteriorating properties to affordable housing• DeLuxe Theatre renovations• Improvements to area parks related to safety, utilities, and beautification• Lyons Avenue streetscape
National Parks Service	Technical Assistance	Technical assistance for conservation and outdoor recreation projects.
Local Initiative Support Corporation	\$300,000	St. Elizabeth Hospital restoration and redevelopment project
NeighborhoodWorks America	\$300,000	
TIRZ 18	\$300,000	
Community Housing Capital	\$3.2 million	
Low Income Housing Tax Credit	\$13.5 million	
State Historic Tax Credits	\$2.5 million	
Federal Historic Tax Credits	\$2.1 million	
See Appendix A – Documentation of Leveraged Resources		

3. Community Engagement and Partnerships

a. Engaging the Community

i. Community Involvement Plan: To ensure project success and community participation, the BRP developed a Community Relations Plan (CRP) using FY14 Assessment Grant dollars. The CRP serves as a guide for involving and engaging the community, as well as eliciting community member participation, and has four key community relations objectives: 1) Educate and inform stakeholders about brownfields funding and BRP opportunities and projects; 2) Develop an understanding of what is important to stakeholders and affected communities; 3) Solicit comments and concerns regarding the assessment and cleanup strategies for the target area and site-specific projects; and 4) Obtain information relevant to property histories, environmental issues, and redevelopment opportunities. The CRP outlines several strategies and tactics for addressing these community relations objectives and other methods of involving the community in the project. Included in these strategies are the following: meetings with key stakeholders that focus on building partnerships, gathering information, and finding opportunities for potential brownfields projects; focus groups and workshops to provide information on topics of interest including ideas for reuse of brownfields and urban farming, as well as educational sessions that allow residents to ask questions related to their environmental concerns; establishing a volunteer program that creates opportunities to involve community volunteers with BRP; and BRP participation in community events. The CRP also outlines several methods for

communicating project progress with the community which are discussed at length in the following section.

ii. Communicating Progress: Following notice of award, an initial kick-off meeting, hosted by the BRP and community partners, will be held to introduce the project to community leaders, developers, and other stakeholders. The BRP will also announce the award to the community through a press release on the City's website. Written and electronic notice of the award, along with assessment grant information, will be provided to each of the community partners and registered civic groups. They will then disseminate this information to residents, community members, and stakeholders. Comments and concerns from the public related to the project will be shared with the BRP staff through meetings with representatives from community partners and other stakeholders. The frequency of these meetings will be determined as the project progresses; however, it is anticipated that a minimum of four meetings will be held per year. The CRP discussed in the previous section includes important considerations for communicating with the target area, including channeling communications through the project's current community partners, as well as through any other new partnerships that develop throughout the life of the project. This approach gains the trust of residents since these partners are viewed as allies for community interests. The CRP also addresses strategies for communicating with the target audience, which is largely Hispanic, including ensuring all communications are in English and Spanish, as well as being in nontechnical terms that can be understood by a diverse audience. Aside from web-based technologies (internet, email, social media), additional communication methods must be employed that do not rely on internet since many Fifth Ward residents may have limited access to internet. An example of an alternative method is posting flyers in public spaces and community centers. The CRP outlines several additional strategies aside from those discussed above for communicating progress with the community. The BRP will also continuously seek suggestions from community partners about other effective methods of communications.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority: As reflected in the letter of support from the TCEQ, the State's Brownfields Program is pleased to continue the work of assessing and remediating contaminated properties in the City of Houston. The BRP will continue to work closely with TCEQ staff to ensure they are aware of brownfield projects in the City. The BRP staff already has an exceptional working relationship with the TCEQ and regularly work together on Voluntarily Cleanup, Corrective Action, and Municipal Setting Designation projects. The two programs will continue to develop their relationship by seeking innovative ways to collaborate on projects.

ii. Other Governmental Partnerships: Aside from the ongoing partnership with the EPA Region 6 Brownfields Team, the BRP is beginning to collaborate with the U.S. Department of Transportation (DOT), U.S. Housing and Urban Development Department (HUD), and the U.S. Economic Development Administration (EDA). BRP staff first met representatives from each of these agencies at the EPA Region 6 Regional Conference in August 2016 and has been engaging in preliminary discussions about how best to collaborate and further develop these relationships. Because greater interconnectedness within Fifth Ward is a priority for the target area, as discussed previously, the BRP anticipates involving DOT as transit projects develop. The BRP also plans to involve HUD in all project discussions that support affordable housing in the target area since nearly 40% of the community lives at or below the poverty rate. As projects progress the BRP plans to involve EDA in discussions to determine how to ensure projects have the most positive economic impacts on the community, as well as assist with locating additional financial resources.

The BRP is pleased to continue developing its relationship with the Railroad Commission of Texas (RRC) Brownfields Response Program. The RRC is the state agency that is responsible for the regulation of the oil and gas industry, gas utilities, pipeline safety, safety in the liquefied petroleum gas industry, and surface coal and uranium mining. The RRC has supported the BRP in the past by providing assistance and resources as needed. They will continue to provide their support for assessment and cleanup of oil-field sites and will assist with determining whether these sites meet the EPA's petroleum site eligibility requirements. As with the TCEQ, the BRP and RRC are actively seeking innovative ways to work together.

The need for additional park space in many of the City's underserved communities has allowed the BRP and the City of Houston Parks and Recreation Department (HPRD) to collaborate very closely on several projects. This collaboration resulted in the Brownfields to Parks Initiative that began as the result of the FY14 assessment grants. This Initiative will redevelop brownfields into much needed parks and trails, improving the health and wellbeing of residents and their environment, as well as increasing park space along Buffalo Bayou and increasing the interconnectedness of the community. The two groups have partnered on multiple projects and will continue to assist each other at every possible opportunity.

The BRP will also work closely with the City's Health Department to ensure community health and wellness priorities are addressed. Because air pollution is of great concern within the City, especially within the Fifth Ward, the Health Department is actively involved in air quality monitoring, public exposure evaluations, and assessing impact on community health, as well as implementing mitigation and prevention strategies and increasing community education and awareness. The BRP and the Health Department collaboration will further air pollution reduction and education activities in both the Fifth Ward and the City as a whole.

c. Partnerships with Community Organizations

i. Community Organization & Role: The BRP is pleased to have partnerships with the following organizations for this project. The BRP plans to continue to create new partnerships with additional community groups as the project develops.

Fifth Ward Community Redevelopment Corporation: The FWCRC is a nonprofit organization that was created by residents, business owners, educators, and civic leaders in the Fifth Ward to revitalize their community. FWCRC has partnered with BRP and other community partners on the previously discussed Brownfields to Parks Initiative and affordable housing projects. In addition, this partnership involves the continuous identification of additional brownfields sites, planning for appropriate end uses, and identifying additional projects that align with the priorities of the community. In addition, FWCRC serves as a liaison between BRP and the community, which facilitates the exchange of ideas and information between the community and the BRP and other partners.

Buffalo Bayou Partnership: The Buffalo Bayou Partnership (BBP) is a nonprofit organization that has been revitalizing and transforming Buffalo Bayou for approximately 30 years. The BRP began working closely with BBP as the result of outreach activities associated with the BRP's FY14 Assessment Grants. This partnership has continued to grow through projects and other activities within the community. As discussed previously, increasing and connecting park space along Buffalo Bayou and throughout the Fifth Ward are community priorities and the BRP and BBP have been actively working to bring this vision to fruition. Aside from the Brownfields to Parks Initiative, this partnership has led to the identification of additional brownfield sites and planning for appropriate end uses, as well as identifying additional projects that align with the priorities of the community.

ii. Letters of Commitment: Letters of Commitment are attached to this proposal in Appendix B.

d. Partnerships with Workforce Development Programs

The City of Houston has a "Hire Houston First" ordinance that allows the City to give preference when bidding for contracts to Houston firms who hire residents to perform the work. This ordinance benefits local residents with job opportunities, directly helping those who have had to live in areas scarred by industry and affected by contamination. The ability to use this requirement in selecting contract work for the BRP helps to provide better employment for local community members who may have been disproportionately affected by brownfield sites. In addition, Texas Southern University's Barbara Jordan – Mickey Leland School of Public Affairs (BJMLSPA) developed the Environmental Career Worker Training Program in 2012 with funding from the National Institute of Environmental Health Sciences (NIEHS). The purpose of this program is to prepare and train unemployed or underemployed men and women within the Houston area for entry into the construction or environmental industries. The BRP will work with BJMLSPA and coordinate with community partners to ensure target area residents are made aware of any potential training and employment opportunities in brownfields assessment, cleanup, or redevelopment.

4. Project Benefits

a. Welfare, Environmental, & Public Health Benefits

As previously discussed, the residents of the Fifth Ward have been disproportionately affected for decades by the economic decline of the area and the health and environmental impacts of the industrial facilities located throughout the community, evidence of which can be seen in Table 1. Assessment Grant funds will allow for the BRP to assist with the Lyons Avenue Renaissance, as well as the overall revitalization of the Fifth Ward. These funds will allow for the continued assessment and cleanup planning of brownfields, especially the priority sites discussed previously, leading to cleanup and redevelopment in the area, as well as assisting in the advancement of air quality projects through a partnership with the City's Health Department. It is anticipated that by removing contamination from air, soil, and groundwater, residents' health and welfare will improve by limiting inhalation, ingestion, and contact exposures and decreasing respiratory distress and asthma diagnoses in the higher than average percentage of sensitive populations within the community. It is also anticipated that by increasing the interconnectedness of the community, and thus the amount of trails and walking and biking paths, the percentages of overweight/obese children and adults, along with diabetes and high blood pressure diagnoses, will decrease, bringing them closer to the city, state, and national averages. In addition, the redevelopment of the priority sites, as well as any other sites identified during the lifetime of the grant, will bring the community closer to fulfilling the goals outlined in the previously mentioned Fifth Ward redevelopment and revitalization plans.

b. Economic & Community Benefits

The Lyons Avenue Renaissance and the revitalization of the Fifth Ward will lead to unimaginable benefits for the Fifth Ward community by attracting employers to the community; providing access to affordable housing; creating community connectivity through equitable access to parks and recreation trails and pedestrian-friendly street and traffic patterns; providing increased access to fresh, healthy food options; and decreasing crime and blight. Although quantifying the precise economic benefits from redevelopment of sites with this assessment grant is challenging, profound benefits are anticipated if the requested \$300,000 of funding is received. Several of the brownfield sites within the Fifth Ward have been abandoned, resulting in a decreased tax revenue, leaving the tax burden to the City. These sites not only provided employment opportunities in the area, they also provided economic stimulus, as well as increased tax revenue for the once booming Fifth Ward. The repercussions of lost employers and decreased revenue have been radiating through the community

for decades. The redevelopment of the numerous brownfield sites, especially the priority sites discussed previously, will increase employment and economic growth in the area by bringing viable employment opportunities to an area in dire need of them, while simultaneously stimulating the local economy and, subsequently, available resources to the community. As mentioned, the redevelopment of St. Elizabeth's Hospital will provide affordable housing options and other components that are critical for the community, including workforce development and a health and wellness center. The successful redevelopment of the KBR site discussed previously would bring employment opportunities to the Fifth Ward, as well as provide economic stimulus to the local economy. This would also increase the availability of fresh food choices to this community that is a known food desert. The greater Houston metropolitan area experiences population growth of approximately one million people every decade. With our prevailing development model of expanding ever outward into undeveloped land, each decade of growth requires an additional 300 square miles of open land to be developed. However, there are significant opportunities for redeveloping existing areas in the city's urban core. Houston's Fifth Ward is poised to be one of the next redevelopment centers with its close proximity to downtown and great deal of underdeveloped land. If redevelopment is done properly, this growth could add substantially to the City's tax base, prosperity, and quality of life.

5. Programmatic Capability and Past Performance

a. Audit Findings

The City of Houston has not had an adverse audit finding.

b. Programmatic Capability

The BRP is ready to implement these assessment grants, continuing the progress that has already been made in the target area. The relationship that has been built between the target area community and the BRP will allow for site selection, revitalization/reuse planning, and community outreach activities to continue immediately upon receipt of the award. The BRP will begin the contractor procurement process upon verbal notification of award to ensure contracts are in place upon receipt of Cooperative Agreement. Additionally, the BRP will seek approval to begin community outreach activities prior to Cooperative Agreement approval. These factors will help ensure timely and successful expenditure of funds. The BRP will be responsible for the day-to-day grant operations including updating and maintaining the brownfield inventory, distributing information about the project to the community, and tracking project progress. The BRP will also be responsible for procuring all contractual services and submittal of required reports to the EPA. The BRP Program Manager and Project Manager will manage and track all financial transactions and generate required financial reports, quarterly reports, and track all minority or women-owned business work for each site and submit the necessary reports to EPA, ensuring the completion of all technical, administrative and financial requirements of the project and grant.

The City of Houston has managed a successful Brownfields Redevelopment Program and several EPA Assessment Grants over recent years. The success of the program has been largely due to the diverse background of those working directly for the BRP, as well as relationships with other City programs and departments. The Program Manager is an Environmental Program Manager with the City and is successfully managing both the City's Brownfields Redevelopment and Municipal Setting Designation Programs. In addition to managing U.S. EPA Brownfield Assessment grants, she has also successfully managed multiple grants funded by the U.S. Department of Energy and the Iowa Office of Energy Independence and she has an extensive background in environmental consulting. The Project Manager for the BRP has been affiliated with the BRP for several years and his background in political science and public administration has been fundamental to the success of the program. Other City staff that will work on the program include a licensed professional engineer with

a background in oilfield remediation and water and wastewater infrastructure, as well as an environmental attorney who is a specialist in water and land use issues. These individuals constitute the core staff of the BRP, bringing a unique and comprehensive perspective to the program. In addition, staff in the Mayor's Office, the Economic Development office, the Health Department, and HPRD also work closely with the Program Manager to ensure the success of the program.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes

BRP funding has proven to be a catalyst for economic growth by removing barriers to redevelopment and economic improvement projects, revitalizing tax delinquent properties, and creating jobs through construction and new business. By tracking, measuring, and evaluating progress, the BRP is able to demonstrate how outcomes contribute to the overall success of projects and revitalization efforts. The BRP uses metrics such as number of sites assessed; acres cleaned and/or redeveloped; acres of park and open space created; amount of hike and bike trails created; and number of businesses and/or employment opportunities created to measure and evaluate project progress throughout the City. Data for projects completed with EPA Assessment Grant funds will be tracked through the EPA ACRES database. Documenting community outreach efforts is another essential component to evaluating project successes. The CRP, discussed earlier, led to the development of a database for tracking community outreach activities and evaluates items such as the outreach tactic and the specific goal of the outreach as it pertains to community and BRP priorities. This tool has proved itself to be essential in determining which types of outreach appear to be most effective in various communities, allowing the BRP to focus efforts on methods that are most effective in the target area.

d. Past Performance & Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant:

1. Accomplishments: The City of Houston has successfully managed several EPA grants over the years. As a result, over 75 sites have been redeveloped, more than 3,000 acres restored to beneficial use, more than \$5 million in tax revenue has been generated, over \$800 million in investment for cleanup and redevelopment, and over 4,000 new jobs have been created or retained.

2. Compliance with Grant Requirements: All ongoing, quarterly, semiannual, and annual reporting requirements for past and current funding agreements have been submitted to the EPA per the Brownfields Cooperative Agreements in a timely manner. Each project has met or exceeded programmatic goals stated in work plans. When additional time was needed, the BRP was granted extensions to provide reports or other information. Outputs and outcomes associated with all EPA funded projects have been, and will continue to be, entered into the ACRES database upon project completion. Most recently, the BRP was the recipient of \$400,000 in Hazardous Substance and Petroleum community-wide assessment grants in October 2014 and is actively utilizing these funds to achieve project and programmatic goals. These grants experienced delays due to early unexpected challenges; however, by working closely with EPA Region 6 staff, these challenges were overcome and exemplary progress has since been made. The City was granted an extension on these grants and will complete all activities and expend all funds prior to the closure dates of September 30, 2018. Previously, the BRP has successfully closed a Pilot Grant in the amount of \$600,000, as well as assessment grants awarded in FY05 and FY08. All funds awarded by the EPA have been spent and the grants were closed out as required.

Appendix A

Documentation of Leveraged Resources

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								Cumulative Total (To Date)
			Through 2014	Projected 2015	2016	2017	2018	2019	2020	FY16 - FY20 Total	
B, H	T-1801	Land Acquisition - Affordable Housing	\$ 182,401	65,000	115,000	-	-	-	-	115,000	362,401
B, H	T-1802	Deluxe Theater	\$ 250,000	150,000	75,000	-	-	-	-	75,000	475,000
B, H	T-1803	Fifth Ward Jam	\$ 80,347	-	60,000	25,000	-	-	-	85,000	165,347
B, H	T-1804	Lyons Avenue Streetscape	\$ 110,930	-	106,000	-	-	-	-	106,000	216,930
Totals			\$ 623,678	\$ 215,000	\$ 356,000	\$ 25,000	\$ -	\$ -	\$ -	\$ 381,000	\$ 1,219,678

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Source of Funds	Fiscal Year Planned Appropriations							Cumulative Total (To Date)
	Through 2014	Projected 2015	2016	2017	2018	2019	2020	FY16 - FY20 Total
TIRZ Funds	623,678	215,000	356,000	25,000	-	-	-	381,000
City of Houston	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-
Project Total	623,678	215,000	356,000	25,000	-	-	-	381,000
								1,219,678

Project:	Land Acquisition - Affordable Housing		City Council District		Key Map:		WBS.:			T-1801		
			Location:	B. H	Geo. Ref.:							
						Served:					B. H	Neighborhood:
Description:	Conversion of vacant and deteriorating properties to Affordable Housing.		Operating and Maintenance Costs: (\$ Thousands)									
Justification:	Lack of adequate Affordable Housing stock constrains the ability to develop and redevelop the neighborhood. Without assistance the community will continue to fall behind other sectors of the City.	Personnel	-	-	-	-	-	-	-	\$		
		Supplies	-	-	-	-	-	-	-	-	\$	
		Svcs. & Chgs.	-	-	-	-	-	-	-	-	\$	
		Capital Outlay	-	-	-	-	-	-	-	-	\$	
		Total	\$	-	\$	-	\$	-	\$	-	\$	
		FTEs										
Fiscal Year Planned Expenses												
Project Allocation	Projected Expenses thru 6/30/14	2015 Budget	2015 Estimate	2016	2017	2018	2019	2020	FY16 - FY20 Total	Cumulative Total (To Date)		
Phase	1 Planning	-	10,000	10,000	-	-	-	-	-	\$ 10,000		
	2 Acquisition	182,401	150,000	40,000	100,000	-	-	-	100,000	\$ 322,401		
	3 Design	-	-	-	-	-	-	-	-	\$ -		
	4 Construction	-	-	-	-	-	-	-	-	\$ -		
	5 Equipment	-	-	-	-	-	-	-	-	\$ -		
	6 Close-Out	-	-	-	-	-	-	-	-	\$ -		
	7 Other	-	15,000	15,000	15,000	-	-	-	15,000	\$ 30,000		
Other Sub-Total:	-	15,000	15,000	15,000	-	-	-	-	\$ 15,000	\$ 30,000		
Total Allocations												
	\$ 182,401	\$ 175,000	\$ 65,000	\$ 115,000	\$ -	\$ -	\$ -	\$ -	\$ 115,000	\$ 362,401		
Source of Funds												
TIRZ Funds	182,401	175,000	65,000	115,000	-	-	-	-	115,000	\$ 362,401		
City of Houston	-	-	-	-	-	-	-	-	-	\$ -		
Grant Funds	-	-	-	-	-	-	-	-	-	\$ -		
Other	-	-	-	-	-	-	-	-	-	\$ -		
Total Funds	\$ 182,401	\$ 175,000	\$ 65,000	\$ 115,000	\$ -	\$ -	\$ -	\$ -	\$ 115,000	\$ 362,401		

*NOTE

Project:		Deluxe Theater		City Council District		Key Map:		WBS.:		T-1802	
				Location:		Geo. Ref.:					
				B, H		B, H					
				B, H		Neighborhood:		55			

*NOTE

Project:	Fifth Ward Jam	City Council District	Key Map:	WBS.:			T-1803			
				Location:	Geo. Ref.:					
								B. H		
Served:		Neighborhood:		55						

Operating and Maintenance Costs: (\$ Thousands)						
	2016	2017	2018	2019	2020	
Personnel	-	-	-	-	-	\$
Supplies	-	-	-	-	-	\$
Svcs. & Chgs.	-	-	-	-	-	\$
Capital Outlay	-	-	-	-	-	\$
Total	\$	\$	\$	\$	\$	\$
FTEs						-

Fiscal Year Planned Expenses

Project Allocation	Projected Expenses thru 6/30/14	2015 Budget	2015 Estimate	2016	2017	2018	2019	2020	FY16 - FY20 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	-	-	-	-	-	-	-	\$	\$
2 Acquisition	34,725	25,000	-	25,000	-	-	-	-	\$	\$ 59,725
3 Design	-	2,500	-	2,500	-	-	-	-	\$	\$ 2,500
4 Construction	45,622	17,500	-	17,500	-	-	-	-	\$	\$ 63,122
5 Equipment	-	15,000	-	15,000	25,000	-	-	-	\$	\$ 40,000
6 Close-Out	-	-	-	-	-	-	-	-	\$	\$
7 Other	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
	-	-	-	-	-	-	-	-	\$	\$
Other Sub-Total:	-	-	-	-	-	-	-	-	\$	\$

Total Allocations	\$	80,347	\$	60,000	\$	-	\$	-	\$	-	\$	85,000	\$	165,347
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Source of Funds

TIRZ Funds	80,347	60,000	-	60,000	25,000	-	-	-	\$	85,000	\$	165,347		
City of Houston	-	-	-	-	-	-	-	-	\$	-	\$	-	\$	-
Grants	-	-	-	-	-	-	-	-	\$	-	\$	-	\$	-
Other	-	-	-	-	-	-	-	-	\$	-	\$	-	\$	-
Total Funds	\$	80,347	\$	60,000	\$	-	\$	-	\$	-	\$	85,000	\$	165,347

*NOTE

Project:	Lyons Avenue Streetscape	City Council District		Key Map:		WBS.:		T-1804		
		Location:	B,H	Geo. Ref.:						
						Served:			Neighborhood:	
				Operating and Maintenance Costs: (\$ Thousands)						
Description:	Lyons Avenue streetscape to support new street signs, way making signage to highlight destinations in the community and a banner district.	2016	2017	2018	2019	2020				
		Personnel	-	-	-	-	-	\$		
		Supplies	-	-	-	-	-	\$		
		Svcs. & Chgs.	-	-	-	-	-	\$		
		Capital Outlay	-	-	-	-	-	\$		
		\$	\$	\$	\$	\$	\$			
		FTEs								
Fiscal Year Planned Expenses										
Project Allocation	Projected Expenses thru 6/30/14	2015 Budget	2015 Estimate	2016	2017	2018	2019	2020	FY16 - FY20 Total	Cumulative Total (To Date)
Phase										
1 Planning	-	5,000	-	5,000	-	-	-	-	5,000	\$ 5,000
2 Acquisition	-	-	-	-	-	-	-	-	-	\$ -
3 Design	-	7,500	-	7,500	-	-	-	-	7,500	\$ 7,500
4 Construction	110,930	15,000	-	15,000	-	-	-	-	15,000	\$ 125,930
5 Equipment	-	44,000	-	75,000	-	-	-	-	75,000	\$ 75,000
6 Close-Out	-	-	-	-	-	-	-	-	-	\$ -
7 Other	-	3,500	-	3,500	-	-	-	-	3,500	\$ 3,500
Other Sub-Total:	-	3,500	-	-	-	-	-	-	3,500	\$ 3,500
Total Allocations	\$ 110,930	\$ 75,000	\$ -	\$ 106,000	\$ -	\$ -	\$ -	\$ -	106,000	\$ 216,930
Source of Funds										
TIRZ Funds	110,930	75,000	-	106,000	-	-	-	-	106,000	\$ 216,930
City of Houston	-	-	-	-	-	-	-	-	-	\$ -
Grants	-	-	-	-	-	-	-	-	-	\$ -
Other	-	-	-	-	-	-	-	-	-	\$ -
Total Funds	\$ 110,930	\$ 75,000	\$ -	\$ 106,000	\$ -	\$ -	\$ -	\$ -	106,000	\$ 216,930

*NOTE:

2017 - 2021 CAPITAL IMPROVEMENT PLAN
TIRZ NO.18 - FIFTH WARD REDEVELOPMENT AUTHORITY

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								Cumulative Total (To Date)
			Through 2016	Projected 2016	2017	2018	2019	2020	2021	FY17- FY21 Total	
B. H	T-1801	Land Acquisition - Affordable Housing	\$ 222,165	15,000	115,000	185,000	185,000	-	-	445,000	662,165
B. H	T-1802	Deluxe Theater	\$ 417,250	50,000	100,000	-	-	-	-	100,000	567,250
B.H	T-1803	Area Parks	\$ 80,347	-	75,000	25,000	-	-	-	100,000	180,347
B.H	T-1804	Lyons Avenue Streetscape	\$ 110,930	-	105,000	-	-	-	-	105,000	216,930
Totals			\$ 830,692	\$ 65,000	\$ 395,000	\$ 190,000	\$ 185,000	\$ -	\$ -	\$ 761,000	\$ 1,846,692

* NOTE
** NOTE
*** NOTE

Source of Funds	Fiscal Year Planned Appropriations							FY17- FY21 Total	Cumulative Total (To Date)
	Through 2016	Projected 2016	2017	2018	2019	2020	2021		
TIRZ Funds	830,692	65,000	396,000	190,000	165,000	-	-	751,000	1,646,692
City of Houston	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
Project Total	830,692	65,000	396,000	190,000	165,000	-	-	751,000	1,646,692

Project: Land Acquisition - Affordable Housing				City Council District		Key Map:		WBS.:		T-1801				
				Location: B, H		Geo. Ref.:								
				Served: B, H		Neighborhood: 55								
Description: Conversion of vacant and deteriorating properties to Affordable Housing.				Operating and Maintenance Costs: (\$ Thousands)										
				Personnel	2017	2018	2019	2020	2021					
Justification: Lack of adequate Affordable Housing stock constrains the ability to develop and redevelop the neighborhood. Without assistance the community will continue to fall behind other sectors of the City.				Supplies	-	-	-	-	-	\$	-			
				Svcs. & Chgs.	-	-	-	-	-	\$	-			
				Capital Outlay	-	-	-	-	-	\$	-			
				Total	\$	-	\$	-	\$	-	\$	-	\$	-
				FTEs										
Fiscal Year Planned Expenses														
Project Allocation		Projected Expenses thru 6/30/15	2016 Budget	2016 Estimate	2017	2018	2019	2020	2021	FY17- FY21 Total	Cumulative Total (To Date)			
Phase														
1 Planning		-			-	-	-	-	-	\$ -	\$ -			
2 Acquisition		222,165	100,000		100,000	150,000	150,000	-	-	\$ 400,000	\$ 622,165			
3 Design		-	-	-	-	-	-	-	-	\$ -	\$ -			
4 Construction		-	-	-	-	-	-	-	-	\$ -	\$ -			
5 Equipment		-	-	-	-	-	-	-	-	\$ -	\$ -			
6 Close-Out		-	-	-	-	-	-	-	-	\$ -	\$ -			
7 Other		-	15,000	15,000	15,000	15,000	15,000	-	-	\$ 45,000	\$ 60,000			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other Sub-Total:		-	15,000	15,000	15,000	15,000	15,000	-	-	\$ 45,000	\$ 60,000			
Total Allocations		\$ 222,165	\$ 115,000	\$ 15,000	\$ 115,000	\$ 165,000	\$ 165,000	\$ -	\$ -	\$ 445,000	\$ 682,165			
Source of Funds														
TIRZ Funds		222,165	115,000	15,000	115,000	165,000	165,000	-	-	\$ 445,000	\$ 682,165			
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -			
Grant Funds		-	-	-	-	-	-	-	-	\$ -	\$ -			
Other		-	-	-	-	-	-	-	-	\$ -	\$ -			
Total Funds		\$ 222,165	\$ 115,000	\$ 15,000	\$ 115,000	\$ 165,000	\$ 165,000	\$ -	\$ -	\$ 445,000	\$ 682,165			

*NOTE

Project: Deluxe Theater		City Council District		Key Map:				WBS.:		T-1802		
		Location: B. H		Geo. Ref.:								
		Served: B. H		Neighborhood:		55						
Description:	Project provides for the renovation of the Deluxe Theater in the Fifth Ward neighborhood area.	Operating and Maintenance Costs: (\$ Thousands)										
		Personnel	2017	2018	2019	2020	2021					
			-	-	-	-	-	\$	-			
		Supplies	-	-	-	-	-	\$	-			
Justification:	The renovation of this building will create a community space integral to the development of the Fifth Ward Art District and revitalization of Lyons Avenue.	Svcs. & Chgs.	-	-	-	-	-	\$	-			
		Capital Outlay	-	-	-	-	-	\$	-			
		Total	\$	-	\$	-	\$	-	\$	-	\$	-
		FTEs										
Fiscal Year Planned Expenses												
Project Allocation		Projected Expenses thru 6/30/15	2016 Budget	2016 Estimate	2017	2018	2019	2020	2021	FY17- FY21 Total	Cumulative Total (To Date)	
Phase												
1 Planning		-	-	-	-	-	-	-	-	\$ -	\$ -	
2 Acquisition		-	-	-	-	-	-	-	-	\$ -	\$ -	
3 Design		-	-	-	-	-	-	-	-	\$ -	\$ -	
4 Construction		417,250	75,000	50,000	50,000	-	-	-	-	\$ 50,000	\$ 517,250	
5 Equipment		-	-	-	50,000	-	-	-	-	\$ 50,000	\$ 50,000	
6 Close-Out		-	-	-	-	-	-	-	-	\$ -	\$ -	
7 Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Allocations		\$ 417,250	\$ 75,000	\$ 50,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 567,250	
Source of Funds												
TIRZ Funds		417,250	75,000	50,000	100,000	-	-	-	-	\$ 100,000	\$ 567,250	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grant		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ 417,250	\$ 75,000	\$ 50,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 567,250	

*NOTE

Project: Area Parks				City Council District		Key Map:		WBS.:		T-1803	
				Location: B. H		Geo. Ref.:					
				Served: B. H		Neighborhood: 55					
Description: Fifth Ward Jam, Legacy Park, Jensen and Lyons are a public pocket parks, recreational and performance venues that offer green space and allows for the assembly of family and residents in creating a place to live, work and play in the community. The site requires improvements related to safety, utilities, and beautification.				Operating and Maintenance Costs: (\$ Thousands)							
				Personnel	2017	2018	2019	2020	2021		
Justification: The parks are located within the Lyons Ave. corridor, the major artery of the Fifth Ward. Planned use for the corridor includes a mix of residential, commercial and public facilities. The parks will enhance area youth activities and improve pedestrian accessibility.				Supplies	-	-	-	-	-	\$ -	
				Svcs. & Chgs.	-	-	-	-	-	\$ -	
				Capital Outlay	-	-	-	-	-	\$ -	
				Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
				FTEs							
Fiscal Year Planned Expenses											
Project Allocation		Projected Expenses thru 6/30/15	2016 Budget	2016 Estimate	2017	2018	2019	2020	2021	FY17- FY21 Total	Cumulative Total (To Date)
Phase											
1 Planning		-	-	-	5,000	-	-	-	-	\$ 5,000	\$ 5,000
2 Acquisition		34,725	25,000	-	-	-	-	-	-	\$ -	\$ 34,725
3 Design		-	2,500	-	5,000	-	-	-	-	\$ 5,000	\$ 5,000
4 Construction		45,622	17,500	-	35,000	-	-	-	-	\$ 35,000	\$ 80,622
5 Equipment		-	15,000	-	30,000	25,000	-	-	-	\$ 55,000	\$ 55,000
6 Close-Out		-	-	-	-	-	-	-	-	\$ -	\$ -
7 Other		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
		-	-	-	-	-	-	-	-	\$ -	\$ -
Other Sub-Total:		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Allocations		\$ 80,347	\$ 60,000	\$ -	\$ 75,000	\$ 25,000	\$ -	\$ -	\$ -	\$ 100,000	\$ 180,347
Source of Funds											
TIRZ Funds		80,347	60,000	-	75,000	25,000	-	-	-	\$ 100,000	\$ 180,347
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -
Other		-	-	-	-	-	-	-	-	\$ -	\$ -
Total Funds		\$ 80,347	\$ 60,000	\$ -	\$ 75,000	\$ 25,000	\$ -	\$ -	\$ -	\$ 100,000	\$ 180,347

*NOTE

Project: Lyons Avenue Streetscape				City Council District		Key Map:		WBS.:		T-1804		
				Location: B.H		Geo. Ref.:						
				Served: B.H		Neighborhood:						
Description: Lyons Avenue streetscape to support new street signs, way making signage to highlight destinations in the community and a banner district.		Operating and Maintenance Costs: (\$ Thousands)										
				2017	2018	2019	2020	2021				
		Personnel	-	-	-	-	-	\$	-			
		Supplies	-	-	-	-	-	\$	-			
Justification: Streetscape is important in place making and helping to establish an identify for the area and a major component in the Lyons Ave. Renaissance that includes 22 blocks along the Lyons Ave. Corridor.		Svcs. & Chgs	-	-	-	-	-	\$	-			
		Capital Outlay	-	-	-	-	-	\$	-			
		Total	\$	-	\$	-	\$	-	\$	-	\$	-
		FTEs										
Fiscal Year Planned Expenses												
Project Allocation		Projected Expenses thru 6/30/15	2016 Budget	2016 Estimate	2017	2018	2019	2020	2021	FY17- FY21 Total	Cumulative Total (To Date)	
Phase												
1	Planning	-	5,000	-	5,000	-	-	-	-	\$ 5,000	\$ 5,000	
2	Acquisition	-	-	-	-	-	-	-	-	\$ -	\$ -	
3	Design	-	7,500	-	7,500	-	-	-	-	\$ 7,500	\$ 7,500	
4	Construction	110,930	15,000	-	15,000	-	-	-	-	\$ 15,000	\$ 125,930	
5	Equipment	-	75,000	-	75,000	-	-	-	-	\$ 75,000	\$ 75,000	
6	Close-Out	-	-	-	-	-	-	-	-	\$ -	\$ -	
7	Other	-	3,500	-	3,500	-	-	-	-	\$ 3,500	\$ 3,500	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other Sub-Total:		-	3,500	-	3,500	-	-	-	-	\$ 3,500	\$ 3,500	
Total Allocations		\$ 110,930	\$ 106,000	\$ -	\$ 106,000	\$ -	\$ -	\$ -	\$ -	\$ 106,000	\$ 216,930	
Source of Funds												
TIRZ Funds		110,930	106,000	-	106,000	-	-	-	-	\$ 106,000	\$ 216,930	
City of Houston		-	-	-	-	-	-	-	-	\$ -	\$ -	
Grants		-	-	-	-	-	-	-	-	\$ -	\$ -	
Other		-	-	-	-	-	-	-	-	\$ -	\$ -	
Total Funds		\$ 110,930	\$ 106,000	\$ -	\$ 106,000	\$ -	\$ -	\$ -	\$ -	\$ 106,000	\$ 216,930	

*NOTE

St. Elizabeth Hospital Leveraged Resources for Restoration and Redevelopment Project

The St. Elizabeth's project is projected to cost approximately \$30 million. In order to finance this project, Fifth Ward CRC and its partners have secured \$4.1 million of funding through Local Initiative Support Corporation (\$300,000), NeighborhoodWorks America (\$300,000), TIRZ (\$300,000), and Community Housing Capital (\$3.2M). Over \$18.1 million of funding will also be leveraged through 4% Low Income Housing Tax Credit (\$13.5M), State Historic Tax Credits (\$2.5M), Federal Historic Tax Credits (\$2.1M), and CDBG funding (TBD). Supplemental funding to complete the project will come from various grants, like CommunityWINS, and private financing. The Fifth Ward CRC in partnership with the City of Houston have also applied for a grant from the National Endowment for the Arts (\$300,000) and a response is expected in July 2017.

Appendix B

Letters of Commitment: Community Organization Partnerships



**FIFTH WARD
COMMUNITY
REDEVELOPMENT
CORPORATION**
4300 Lyons Ave., Suite 300
P.O. Box 21502
Houston, TX
77226-1502

Main 713-674-0175
Fax: 713-674-0176
<http://www.fifthwardcrc.org>

Mission Statement
A catalytic organization
dedicated to the
collaborative fostering
of holistic community
development.

Chairman
Charles Turner

Trustees
Gayla Bolden
Harvey Clemons
April Daniels
Bridgette Dorian
Bob Eury
Ted Hamilton
Wiley Henry
Laura Nichol
Bridgette Steele
Marcus Vasquez
Andrew Wright

President/CEO
Kathy Flanagan-Payton



Equal Housing Opportunity

November 13, 2017

Ms. Jennifer Clancey
Brownfields Redevelopment Program Manager
City of Houston
1002 Washington Avenue
Houston, Texas 77002

Re: Commitment Letter in Support of City of Houston Grant Application

Dear Ms. Clancey:

I am writing this letter to express my support and commitment to the City of Houston Brownfields Redevelopment Program. The 5th Ward Community Redevelopment Corporation (5th Ward CRC) and the City of Houston Brownfields Redevelopment Program have established a positive and collaborative working relationship. We share the common goal of turning underutilized property into valuable community assets.

The 5th Ward CRC is committed to supporting community outreach efforts by providing venues for community meetings and facilitating community participation by actively engaging our stakeholders. The 5th Ward CRC will leverage our stakeholder network to communicate the importance of the Brownfields Redevelopment Program and how it should be used to strengthen the 5th Ward.

The 5th Ward CRC is also committed to supporting the Brownfields Redevelopment Program with Brownfields site selection. There are a number of potential sites that would support the Lyons Avenue Renaissance in the 5th Ward. As end users of the Brownfields Program resources, the 5th Ward CRC will work hard to complete projects that meet the goals of our community and the City of Houston.

We value our partnership with the City of Houston and strongly support this grant application. I am happy to address any questions or comments and appreciate your consideration of the City of Houston grant application and how it will positively impact our community.

Sincerely,

By: Kathy Flanagan Payton



**BUFFALO BAYOU
PARTNERSHIP**

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Thomas Fish, Chair
Jonathan H. Brinsden, Vice Chair
Bas Solleveld, Vice Chair
Paul Cannings, Jr., Treasurer
Nory Angel, Secretary

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Lisa Marshall
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Jeff Taylor
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Geraldina Interiano Wise
Renee Wzig-Barrios
Robert P. Wright
Ellyn Wulfe

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Brady F. Carruth
Collin J. Cox
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Dennis Greer
Artie Lee Hinds
Sis Johnson
Susan Keeton
Dr. Manuel Pacheco
Bob Phillips
F. Max Schuette
Raymond Snokhous
Georgia Wilson

*deceased

President

Anne Olson

1019 Commerce Street, Suite 200
Houston, Texas 77002
713.752.0314
fax 713.223.3500
buffalobayou.org
info@buffalobayou.org

November 2, 2017

Ms. Jennifer Clancey
Brownfields Redevelopment Program Manager
Department of Public Works and Engineering
1002 Washington Avenue
Houston, Texas 77002

Re: Commitment Letter in Support of City of Houston Grant Application

Dear Ms. Clancey:

On behalf of Buffalo Bayou Partnership, I am writing to confirm our support for the City of Houston grant application for the U.S. Environmental Protection Agency Hazardous Materials and Petroleum Brownfields Assessment grants. The Buffalo Bayou Partnership has forged a strong relationship with the City of Houston Brownfields Redevelopment Program and shares many of the same goals including turning underutilized property into valuable community assets.

Our non-profit organization oversees restoration and revitalization of Buffalo Bayou, Houston's historic waterway. Over the past 15 years, we have spent approximately \$100 million redeveloping approximately 250 acres of waterfront in downtown and to the west. Recently, we initiated planning efforts along the bayou's east sector, a very industrial part of our city. These plans include portions of the Fifth Ward, the target area for your grant proposal, and aligns with priorities of the Fifth Ward community by increasing and connecting park space along Buffalo Bayou.

The Buffalo Bayou Partnership is committed to supporting community outreach efforts associated with this assessment grant by providing meeting space for community meetings and by actively engaging our stakeholders. The Buffalo Bayou Partnership will leverage our stakeholder network to communicate the importance of the City of Houston Brownfields Program and how it can support our shared vision.

The Buffalo Bayou Partnership is also committed to supporting the City of Houston Brownfields Program by assisting with site selection that will further the redevelopment of the east sector of Buffalo Bayou within the Fifth Ward target area and contribute to the revitalization of the community. The Buffalo Bayou Partnership would like to continue repurposing brownfield sites into park space and creating community interconnectedness. With a long track record of successfully completing projects, the Buffalo Bayou Partnership is a natural partner of the City of Houston.

We value our partnership with the City of Houston and strongly support this grant application. I am happy to address any questions or comments and

appreciate your consideration of the City of Houston grant application and how it will positively impact our organization and the communities we serve.

Sincerely,

A handwritten signature in blue ink, appearing to read "Anne Olson", with a stylized flourish extending to the right.

Anne Olson
President

Appendix C

Threshold Criteria

Threshold Criteria

1. Applicant Eligibility

The City of Houston (DUNS: 0242404390000) is an eligible entity, as a General Purpose Unit of Local Government, as defined by 40 CFR Part 31.

2. Community Involvement

To ensure project success and community participation, the BRP developed a Community Relations Plan (CRP) using FY14 Assessment Grant dollars. The CRP serves as a guide for involving and engaging the community, as well as eliciting community member participation, and has four key community relations objectives: 1) Educate and inform stakeholders about brownfields funding and BRP opportunities and projects; 2) Develop an understanding of what is important to stakeholders and affected communities; 3) Solicit comments and concerns regarding the assessment and cleanup strategies for the target area and site-specific projects; and 4) Obtain information relevant to property histories, environmental issues, and redevelopment opportunities. The CRP outlines several strategies and tactics for addressing these community relations objectives and other methods of involving the community in the project. Included in these strategies are the following: meetings with key stakeholders that focus on building partnerships, gathering information, and finding opportunities for potential brownfields projects; focus groups and workshops to provide information on topics of interest including ideas for reuse of brownfields and urban farming, as well as educational sessions that allow residents to ask questions related to their environmental concerns; establishing a volunteer program that creates opportunities to involve community volunteers with BRP; and BRP participation in community events. The CRP also outlines several methods for communicating project progress with the community which are discussed at length in the following section.

Following notice of award, an initial kick-off meeting, hosted by the BRP and community partners, will be held to introduce the project to community leaders, developers, and other stakeholders. The BRP will also announce the award to the community through a press release on the City's website. Written and electronic notice of the award, along with assessment grant information, will be provided to each of the community partners and registered civic groups. They will then disseminate this information to residents, community members, and stakeholders. Comments and concerns from the public related to the project will be shared with the BRP staff through meetings with representatives from community partners and other stakeholders. The frequency of these meetings will be determined as the project progresses; however, it is anticipated that a minimum of four meetings will be held per year. The CRP discussed in the previous section includes important considerations for communicating with the target area, including channeling communications through the project's current community partners, as well as through any other new partnerships that develop throughout the life of the project. This approach gains the trust of residents since these partners are viewed as allies for community interests. The CRP also addresses strategies for communicating with the target audience, which is largely Hispanic, including ensuring all communications are in English and Spanish, as well as being in nontechnical terms that can be understood by a diverse audience. Aside from web-based technologies (internet, email, social media), additional communication methods must be employed that do not rely on internet since many Fifth Ward residents may have limited access to internet. An example of an alternative method is posting flyers in public spaces and community centers. The CRP outlines several additional strategies aside from those discussed above for communicating progress with the community. The BRP will also continuously seek suggestions from community partners about other effective methods of communications.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

11/14/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

HOUSTON, CIY OF

* b. Employer/Taxpayer Identification Number (EIN/TIN):

74-6001164

* c. Organizational DUNS:

0242404390000

d. Address:

* Street1:

611 WALKER ST, 25TH FLOOR

Street2:

* City:

HOUSTON

County/Parish:

* State:

TX: Texas

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

77002-4903

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

JENNIFER

Middle Name:

* Last Name:

CLANCEY

Suffix:

Title:

BROWNFIELDS REDEVELOPMENT PROGRAM MANAGER

Organizational Affiliation:

* Telephone Number:

8323949005

Fax Number:

* Email:

Jennifer.Clancey@houstontx.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Houston, Texas FY18 Application for EPA Brownfields Community-Wide Petroleum and Hazardous Substance Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant TX-029

* b. Program/Project TX-029

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2018

* b. End Date: 09/30/2021

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: JENNIFER

Middle Name:

* Last Name: CLANCEY

Suffix:

* Title: BROWNFIELDS REDEVELOPMENT PROGRAM MANAGER

* Telephone Number: 8323949005 Fax Number:

* Email: Jennifer.Clancey@houstontx.gov

* Signature of Authorized Representative: Jennifer M Clancey * Date Signed: 11/14/2017